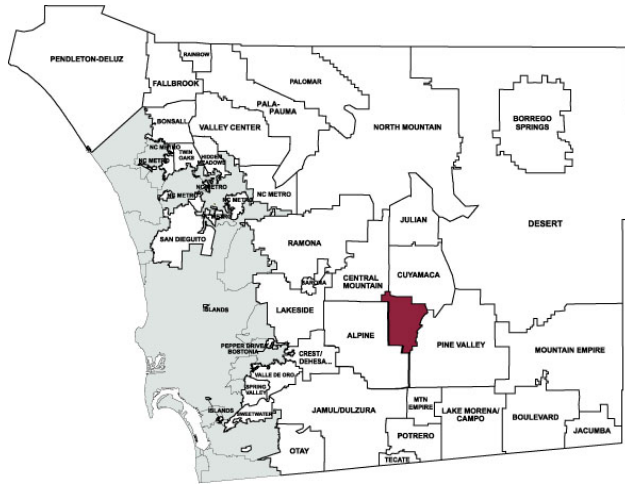


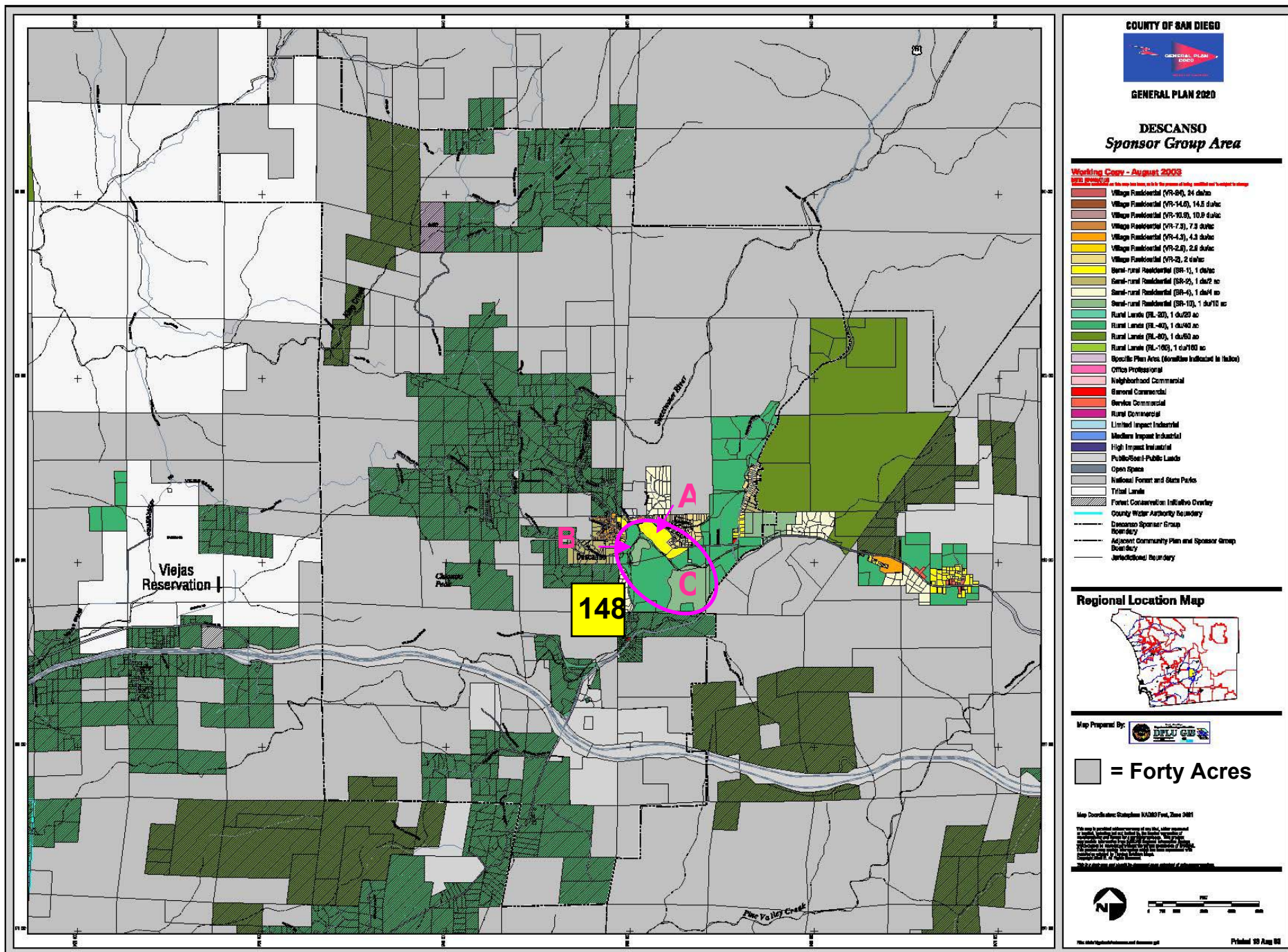
GENERAL PLAN 2020 RESIDENTIAL REFERRALS

DESCANSO



Descanso had one property referred for further staff evaluation. Upon completion of additional review, staff has determined that the referral can meet the GP2020 concepts and planning principles if a compromise solution is accepted.

The referral, designated Semi-Rural, is located within the central area of the community. Consensus for the Semi-Rural designation was achieved by the property owner as well as by the planning group. Staff has agreed with this designation because there is sufficient public services and infrastructure to support higher densities in the northern area, and road access is adequate in the southern area of the site. The areas appropriate for development are consistent with avoiding physical and environmental constraints (slope, floodplain,) on the property, and would result in a community development pattern that provides a buffer between the surrounding Village and Rural Lands categories.



GENERAL PLAN 2020 RESIDENTIAL REFERRALS

REF	PROPERTY	DENSITY RECOMMENDATIONS		STAFF RATIONALE
148	<p><i>Joyce Peterson</i></p> <p>Merigan Ranch. Central area of the community, adjacent to Viejas Blvd. and Hwy 79</p> <ul style="list-style-type: none"> • 399.18 acres • Existing General Plan: 1 du/1,2,4 acres 	<p><u>GP2020 Working Copy:</u></p> <p>Semi-Rural: 1 du/acre (north) Semi-Rural: 1 du/10 acres (north and south) Rural Lands: 1 du/40 acres (remainder)</p> <p><u>Referral Request:</u></p> <p>Semi-Rural: 1 du/4 acres</p> <p><u>CPG/CSG:</u></p> <p>Semi-Rural: 1 du/acre (north) Semi-Rural: 1 du/10 acres (northwest) Semi-Rural: 1 du/4 acres (southeast)</p> <p><u>Planning Commission:</u> Staff Recommendation</p>	<p><u>County Staff:</u></p> <p>COMPROMISE</p> <p>Semi-Rural: 1 du/acre (northern area) Semi-Rural: 1 du/10 acres (northwestern portion) Semi-Rural: 1 du/10 acre (southeastern area) Rural Lands: 1 du/40 acres (remainder)</p>	<ul style="list-style-type: none"> • <i>Develop a legally defensible general plan</i> – recognizes established context of existing development • <i>Locate Growth near Infrastructure, Service and Jobs</i> – northern location of 1 du/acre is located adjacent to existing residential development, services and infrastructure • <i>Assign densities based on characteristics of the land</i> – area is constrained by floodplain, and steep slopes • <i>Create a model for community development</i> – follows a transitional development pattern from Village Lands to Rural Lands. • <i>Obtain a broad consensus</i> – the planning group and the property owner have agreed with areas to develop and that Semi-Rural densities are appropriate

GENERAL PLAN 2020 RESIDENTIAL REFERRALS

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